

GENERAL NOTES

1. THIS SITE IS IN THE CITY OF ROCKVILLE, MONTGOMERY COUNTY, MARYLAND.
2. BOUNDARY BY AVAILABLE DEEDS AND PLATS.
3. TOPOGRAPHY BY FIELD SURVEY BY GOODE SURVEYS, LLC DATED DECEMBER 2009
4. STREET ADDRESS: 610-626 LOFSTRAND LANE.
5. TAX ID NUMBER: 04-00148544
6. TAX MAP: GR-343
7. 200 SHEET: 219-NW-07
8. WATER SHED: ROCK CREEK
9. DEED REFERENCE: LIBER 28103 FOLIO 528
10. PLAT REFERENCE: LOT 23, BLOCK 1, SOUTHLAWN OFFICE & INDUSTRIAL CENTER PLAT BOOK 83 AT PLAT 8702
11. UTILITY COMPANIES  
WATER & SEWER: CITY OF ROCKVILLE  
GAS: WASHINGTON GAS  
ELECTRIC: PEPCO  
TELEPHONE: VERIZON  
CATV: COMCAST
12. SOILS: THE ENTIRE SITE IS SOIL TYPE 400 - URBAN LAND, AS SHOWN ON MAP 19 OF THE SOIL SURVEY OF MONTGOMERY COUNTY, MARYLAND.
13. TRACT AREA = 32,090 S.F.

ZONING INFORMATION

EXISTING ZONING: I-L  
MIN LOT SIZE: N/A  
SETBACK REQUIREMENTS: REQUIRED PROPOSED  
FRONT: 25' MIN 61'  
SIDE: 0' OR 10' MIN 10' LEFT SIDE, 0' RIGHT SIDE  
REAR: 0' OR 10' MIN 10'  
(BASED ON NO RESIDENTIAL ZONED PROPERTY ADJUTING SITE.)

PROPERTY INFORMATION

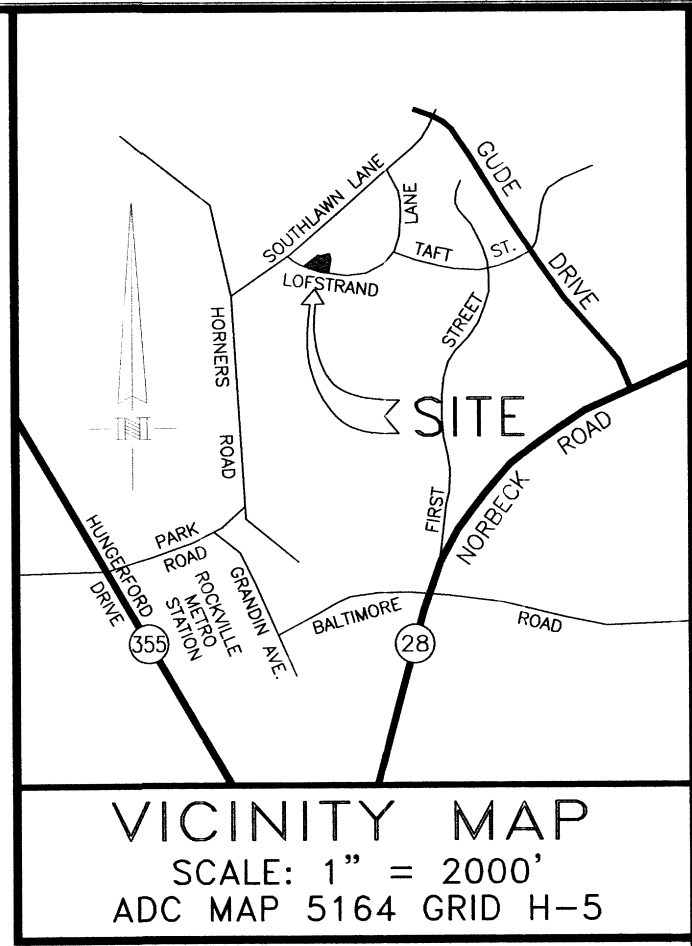
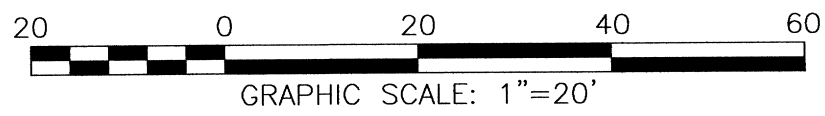
ADDRESS: 610-626 LOFSTRAND LANE  
TOTAL AREA: 32,090 Sq. Ft.  
TAX ACCOUNT NUMBER: 00148544  
TAX MAP: GR-343  
LOT 23, BLOCK 1, SOUTHLAWN OFFICE & INDUSTRIAL CENTER, PLAT BOOK 83 PLAT 8702  
LIBER 28103 FOLIO 528  
OWNER / APPLICANT:  
614-626 LOFSTRAND LANE, LLC  
12201 NEBEL ST  
ROCKVILLE, MD 20850  
CONTACT: MORRY GHOUHAN

DEVELOPMENT DATA

PROPOSED BUILDING = 13,500 S.F.  
USE = SERVICE INDUSTRIAL  
ITEM: REQUIRED PROVIDED  
PARKING (1 per 500 S.F.): 27 SPACES 27 SPACES  
OPEN SPACE: 3,209 S.F. (10% MIN) 5,840 S.F. (18%)  
PARKING LOT GREEN SPACE: 580 S.F. (5%) 875 S.F. (7.5%)  
BUILDING HEIGHT: 40' MAX 24'  
LOT COVERAGE: 50% MAX 42%

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- L.O.D.
- 75' RTD @ 4.0%
- EXISTING OVERHEAD LINES
- EXISTING WATER LINES
- EXISTING SEWER LINES
- EXISTING STORM DRAIN
- EXISTING UNDERGROUND GAS LINES
- EXISTING UNDERGROUND ELECTRICAL LINES
- EXISTING UNDERGROUND TELEPHONE / CABLE LINES
- EXISTING WOOD FENCE
- EXISTING WIRE FENCE
- EXISTING RAIL FENCE
- PROPOSED SPOT GRADES
- PROPOSED DRY WELLS
- SOIL BORING
- PROPOSED PARKING LOT LIGHTING



P.G. ASSOCIATES, INC.  
CIVIL ENGINEERS \* SURVEYORS \* LAND PLANNERS  
16220 FREDERICK ROAD, SUITE 300  
GATHERSBURG, MARYLAND 20877  
PHONE (301) 208-0250 FAX (301) 208-1270

SITE DEVELOPMENT PLAN  
LOT 23 - BLOCK 1  
SOUTHLAWN OFFICE & INDUSTRIAL CENTER  
RECORD IN P.B. 83 P. 8702 AND L. 28103 F. 528  
CITY OF ROCKVILLE  
ROCKVILLE ELECTION DISTRICT No. 4 MONTGOMERY COUNTY, MARYLAND

SCALE	1"=20'	DRAWN	JDU
CHECKED	DATE	09/26/10	
ACAD FILE NAME			
JOB NO.	928/10		
DRAWING NO.			
SHEET	1 of 1		

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 16518, EXPIRATION DATE: 06/10/11.

DEAN PACKARD, P.E.

DATE

PARKING TABULATION

USE: SERVICE INDUSTRIAL  
PARKING REQUIRED: 1 SPACE PER 500 Sq. Ft.  
13,500 Sq. Ft. / 500 = 27 SPACES REQUIRED

PARKING PROVIDED: 27 SPACES  
INCLUDING 2 HANDICAP SPACES

BEFORE BEGINNING CONSTRUCTION  
CONTACT MISS UTILITY AT  
1-800-257-7777  
AND THE CITY OF ROCKVILLE  
UTILITY AT  
240-914-8567  
AT LEAST 48 HOURS  
PRIOR TO CONSTRUCTION